134.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,900 /	919,900
					USE VALUE:	919,900 /	919,900
					ASSESSED:	919,900 /	919,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPERSON DANA A TRUSTEE
Owner 2:	VIEWEG-COOPERSON FAMILY
Owner 3:	HOLDING TRUST
Street 1:	12 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VIEWEG DONALD F JR -
Owner 2:	COOPERSON DANA A -
Street 1:	12 SHAWNEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 2864 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5147.000	449,700	10,700	459,500	919,900
Total Card	0.118	449,700	10,700	459,500	919,900
Total Parcel	0.118	449,700	10,700	459,500	919,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.22 | /Parcel: 321.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86418
GIS Ref:
GIS Ref:
Insp Date: 03/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	449,700	10700	5,147.	459,500	919,900	919,900	Year End Roll	12/18/2019
2019	101	FV	339,800	10700	5,147.	430,800	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	339,000	10700	5,147.	356,100	705,800	705,800	Year End Roll	12/20/2017
2017	101	FV	339,000	10700	5,147.	327,400	677,100	677,100	Year End Roll	1/3/2017
2016	101	FV	339,000	10700	5,147.	298,700	648,400	648,400	Year End	1/4/2016
2015	101	FV	331,100	10700	5,147.	292,900	634,700	634,700	Year End Roll	12/11/2014
2014	101	FV	331,100	10700	5,147.	272,300	614,100	614,100	Year End Roll	12/16/2013
2013	101	FV	331,100	10700	5,147.	259,100	600,900	600,900		12/13/2012

!10463!

PRINT

Date	Time
12/11/20	00:45:56

LAST REV

Date	Time
07/26/18	11:06:18
mmcmakin	
10463	

USER DEFINED

Prior Id # 1:	86418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIEWEG DONALD F	65985-3		8/27/2015	Convenience	99	No	No		Donald F Vieweg dod 1/23/2018
FENOCHETTI HERB	27892-263		11/28/1997		238,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2012	202	Att. Gar	30,000					full dormer on rt
7/10/2001	506	Addition	92,500	O				2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2018	Inspected	BS	Barbara S
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
12/10/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5147		Sq. Ft.	Site		0	80.	1.12	9									459,528						459,500	

Total AC/HA: 0.11816 | Total SF/SM: 5147 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,528 | Spl Credit | Total: 459,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15383875
Const Adj.:	0.99980003
Adj $ / SQ:	144.201
Other Features:	124954
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552432
Depreciation:	102752
Depreciated Total:	449679

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

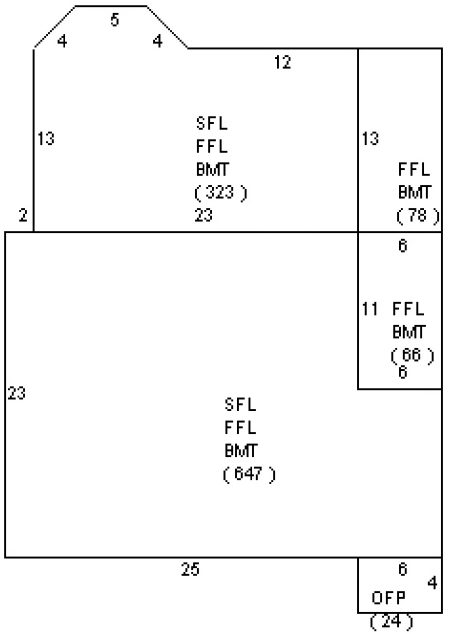
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.62
Special Features:	0	Val/Su Net:	139.57
Final Total:	449700	Val/Su SzAd	215.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,114	67.940	75,686
FFL	First Floor	1,114	144.200	160,640
SFL	Second Floor	970	144.200	139,875
OFP	Open Porch	24	43.990	1,056

Net Sketched Area:	3,222			Total:	377,257
Size Ad	2084	Gross Are	3222	FinArea	2864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
5	Gar w/improv	D	Y	1	24X24	G	GD	1960	26.59	T	30	101			10,700			10,700

More:	N	Total Yard Items:	10,700	Total Special Featues:		Total:	10,700